

# Sumter City-County Planning Commission

November 19, 2025

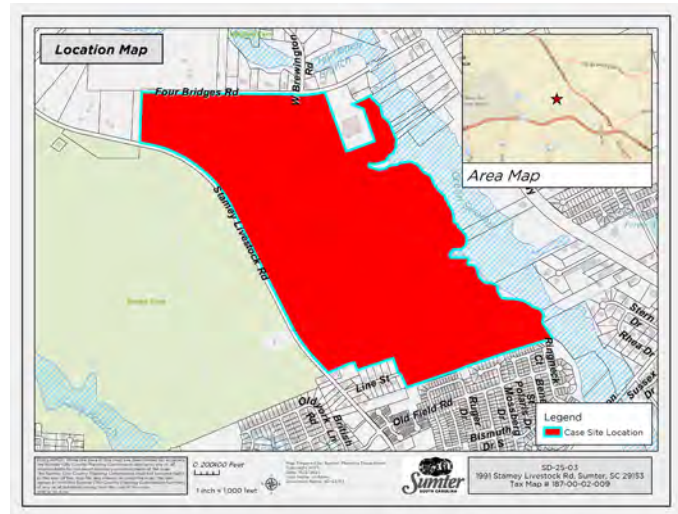
## SD-25-04, 1991 Stamey Livestock Rd. – Shenandoah at The Village (City)

### I. THE REQUEST

|   |   |
|---|---|
| <b>Applicant:</b>                             | Dunlap Properties, LP (John B. Hilton, III)   |
| <b>Status of the Applicant:</b>               | Property Owner  |
| <b>Request:</b>                               | A request for preliminary subdivision approval to develop a 217-lot single-family residential subdivision consisting of 217 single-family detached units. |
| <b>City Council Ward:</b>                     | Ward 1  |
| <b>Location:</b>                              | 1991 Stamey Livestock Rd.   |
| <b>Size of Property:</b>                      | 69.83 acre portion of a +/- 369.36 acre tract   |
| <b>Present Use/Zoning:</b>                    | Undeveloped / Residential-6 (R-6)   |
| <b>Proposed Use of Property:</b>              | 217-unit single family residential subdivision  |
| <b>Tax Map Reference:</b>                     | 187-00-02-009 (part)  |
| <b>Adjacent Property Land Use and Zoning:</b> | North: Residential & Agricultural / AC<br>South: Residential / AC & PD<br>East: Residential, Church, and Commercial / AC & PD<br>West: Undeveloped / AC   |

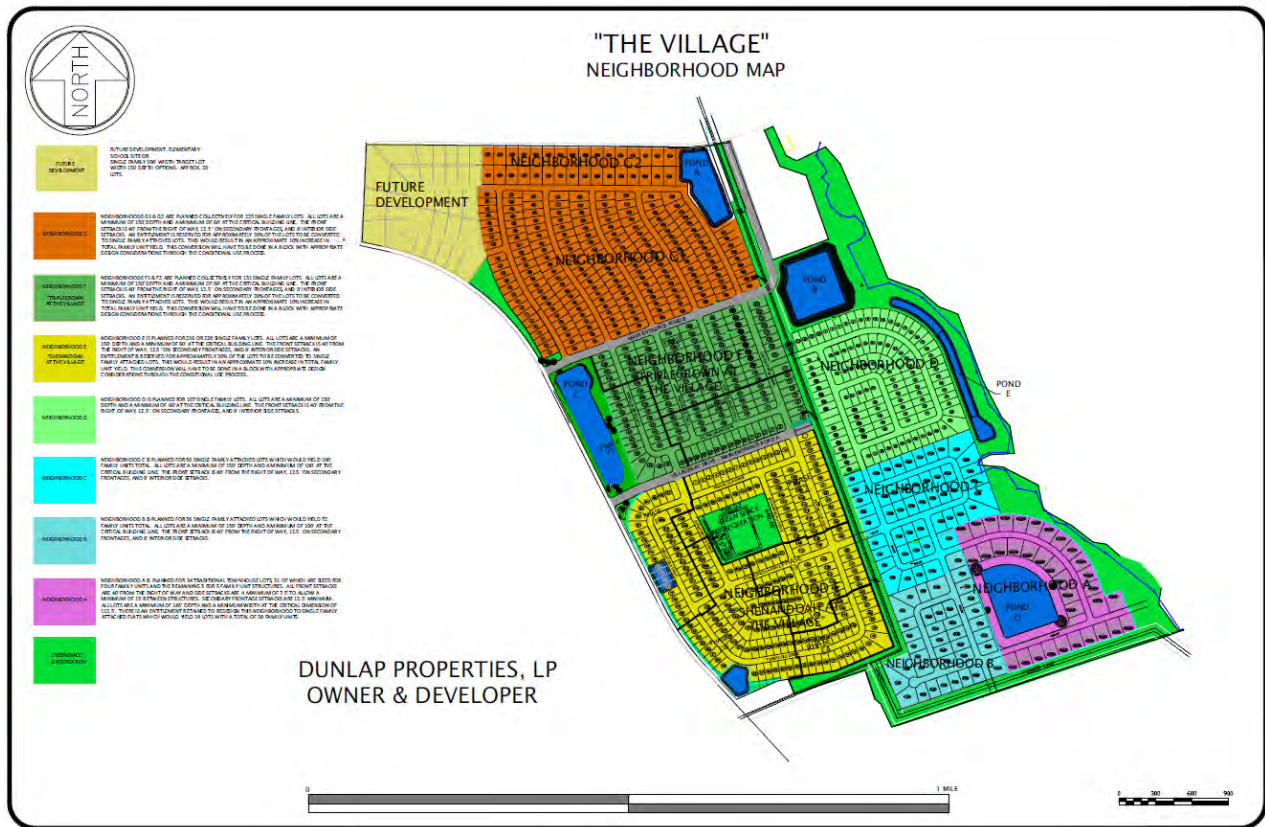
### II. BACKGROUND

The applicant is proposing to develop a 217-lot single-family residential subdivision on +/- 69.83 acres of land, comprised of 217 single-family detached lots. The property has frontage on Stamey Livestock Rd. and is shown in red on the map to the right. The proposed name of the development is Shenandoah at The Village, which is denoted as “Neighborhood E” in General Development Plan GDP-23-01. Proposed street names include Village Dr., Pensacola Dr., Apalachicola Dr., and Shenandoah Dr.



The property is zoned Residential-6 (R-6) and is proposed to have full access onto Stamey Livestock Rd.

The development is part of the General Development Plan approved by the Planning Commission in March of 2023 (GDP-23-01), which contemplates a total of 991 units of residential development in 7 separate major subdivisions. A GDP is designed to permit the developer of a large-scale project to go before the Planning Commission with a description, but not full engineering details of a project, and secure formal approval of basic development parameters such as the total number of residential units. Once having secured approval, the developer proceeds with full engineering plans to be considered via the City’s major subdivision approval process. GDP approval is vested for a period of 5 years. The developer and any successor or future partner is bound to the approved GDP.



**Figure 1 - "The Village" General Development Plan Map**

Each proposed neighborhood in the development must align to the 7 neighborhoods as identified in the General Development Plan. Each neighborhood may have phasing for development of utilities, stormwater management, and associated infrastructure, but sub-phases cannot cross the boundaries of the neighborhoods.

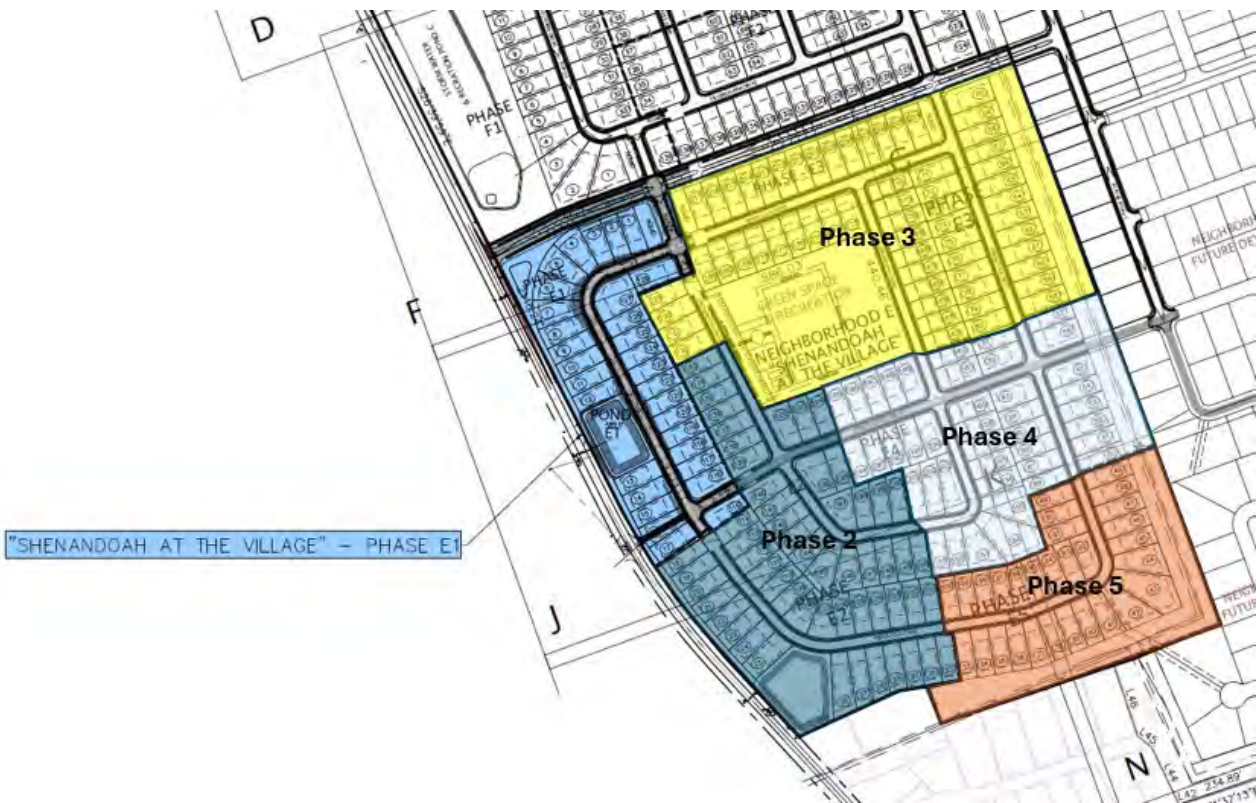
The lot count for Shenandoah at The Village (“Neighborhood E”) as specified in the approved General Development Plan is 220. The submitted lot count is 217, which is below the approved total by 3 lots. The Planning Commission may approve the subdivision at the lot/unit count proposed, with the 3 lots deducted from the neighborhood available to offset increased lot count in other neighborhood(s) in the development to maintain the maximum unit count of 991 for the entire GDP.

### III. PRELIMINARY PLAT REVIEW

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

The following review is based upon the preliminary plan submission titled, “*The Village Subdivision, Shenandoah Phase E1*”, prepared by Michael E. Weatherly, P.E. Consulting Environmental and Civil Engineer, last revised November 6, 2025.

A copy of the submitted site plan is included with this report as Exhibit 3. The proposed development was reviewed against R-6 zoning district requirements for residential development in commercial districts and all other standards applicable to the subdivision and development of land outlined in the *City of Sumter Zoning & Development Standards Ordinance* (the Ordinance).



**Figure 2 - Shenandoah at The Village Area Plan**

**Zoning District Requirements**

Minimum development standards in the Residential-6 (R-6) zoning district for the single-family detached housing type are as follows:

| <b>Minimum Lot Area</b> | <b>Minimum Lot Width</b> | <b>Min. Building Setbacks</b>  | <b>Max Impervious Surface Ratio</b> | <b>Maximum Building Height</b> |
|-------------------------|--------------------------|--|-------------------------------------|--------------------------------|
| 6,000 sq. ft.           | 60 ft.                   | <i>Front – 40 ft. (per GDP approval)<br/>Exterior Side: 17.5 ft.<br/>Interior Side: 8 ft.<br/>Rear: 20 ft.</i> | 45%                                 | 35 ft                          |

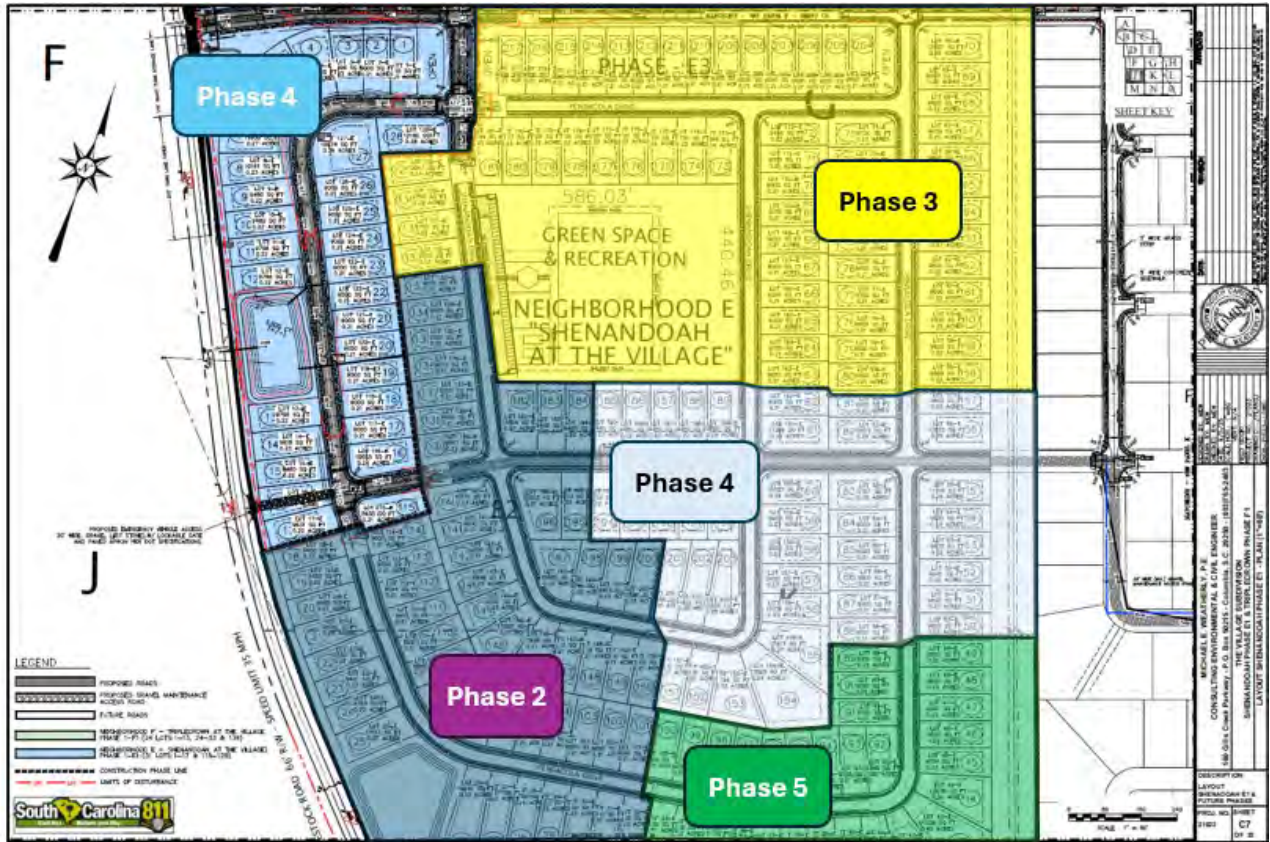
The proposed preliminary plan indicates that proposed single family detached lots range from 9,000 sq. ft. to 23,508 sq. ft. in size. Lot widths for all single-family detached lots as shown on the plan have a width of least 60 ft.

Each street is considered “local high intensity” per the street standards outlined *Article 8* of the Ordinance. Streets will not have on-street parking, will have a 25 ft. roadway width (measured from back of curb to back of curb, and 50 ft. total right-of-way (ROW) area. Sidewalks will be installed on both sides of each street. The street and sidewalk plans meet the minimum requirements of the Ordinance. Full engineering review of the street plans will be conducted by the Engineering Department prior to approval to proceed with construction.

**Phasing Plan**

The Shenandoah at The Village subdivision is proposed to be developed in 5 phases. Phase 1 consists of 31 lots on a portion of Pensacola Dr. Phase 2 consists of 56 lots on portions of Pensacola Dr., and Shenandoah Dr., and Apalachicola Dr., Phase 3 consists of 60 lots on portions of Pensacola Dr. and Shenandoah Dr., Phase 4 consists of 41 lots on portions of Shenandoah Dr., Pensacola Dr., and Apalachicola Dr., and Phase 5 consists of 29 lots on a portion of Pensacola Dr.

A staff recommended condition of approval is that prior to final plat approval for any lots in Phase 4 and/or 5, the future Main Entrance Road B as indicated on the GDP be installed to provide secondary access to the subdivision. Further, the secondary emergency access may only be removed after construction of Main Entrance Road B and connection via Silvercharm Dr.

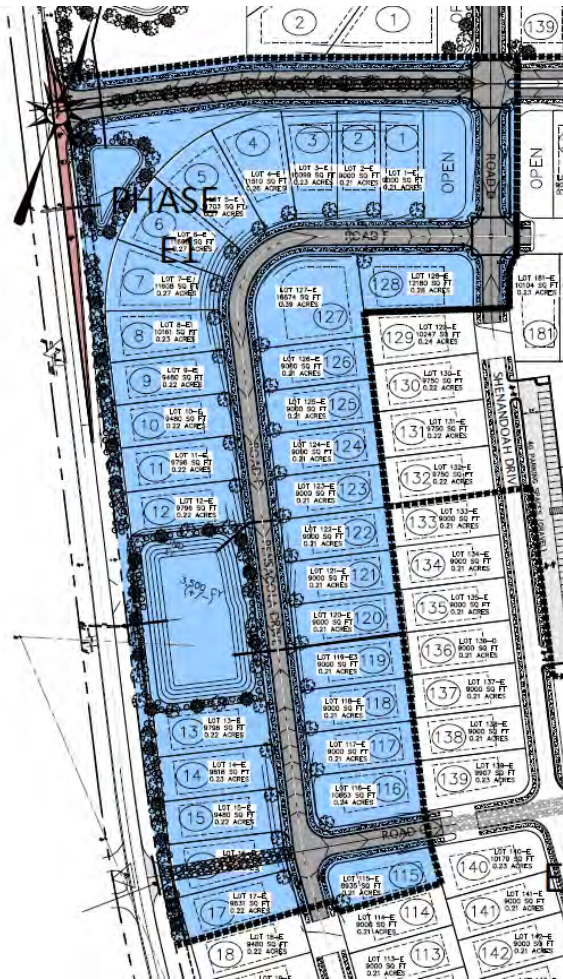


Above: Subdivision Layout Graphic with Phasing

***Tree Protection, Buffering, Landscaping, & Open Space Plans:***

The existing site for the proposed Shenandoah at The Village subdivision is primarily open, with no significant or historic trees present. Street and stormwater landscape buffer areas have been identified on submitted plans. However, detailed landscaping plans for phases 2-5 have not been submitted at this time. Submission and staff approval of these plans is required prior to final plat approval for each subsequent phase.

1 street canopy tree, 2 inch caliper and 7 ft. in height, is required for each unit/lot. Dwellings must also have sodded front yards. These items must be complete prior to certificate of occupancy issuance for each unit/lot. Additionally, grading and sodding of the identified community mailbox area (at least 15 ft back from edge of pavement) is included as a proposed condition of approval.



LANDSCAPE LEGEND (TRIPLECROWN PHASE F1)

| SYMBOL | PROPOSED # OF PLANTS         | TYPE (TYP.)  | PLANTING CALIPER | HEIGHT OF PLANTING |
|--------|------------------------------|--|------------------|--------------------|
|        | CANOPY TREES<br>(85)         | OAK TREES  | 2"               | 7'                 |
|        | UNDERSTORY EVERGREEN<br>(29) | SWEET BAY<br>MAGNOLIA<br>PINE                      | 2"               | 7'                 |
|        | SHRUBS<br>(306)              | BURFORD HOLLY<br>RUBY LOROPETALUM<br>OAKLAND HOLLY | 3 GALLON         | 3'                 |

Figure 3 - Shenandoah at The Village, Phase 1 Landscaping Plan and Planting Schedule

The developer's submitted layout for the subdivision also includes a proposed green space and recreation area totaling approximately 5.5 acres. Sketch plans included on the development layout indicate a 40 space parking lot, athletic field, and walking track. Additionally, the developer has supplied a copy of their offering memorandum, which references a children's playground, pickleball court, dog park, gazebo, and picnic area as amenities. The green space would serve the entire GDP area known as "The Village".



Above: Artist's renderings of proposed green space and recreation area at full buildout

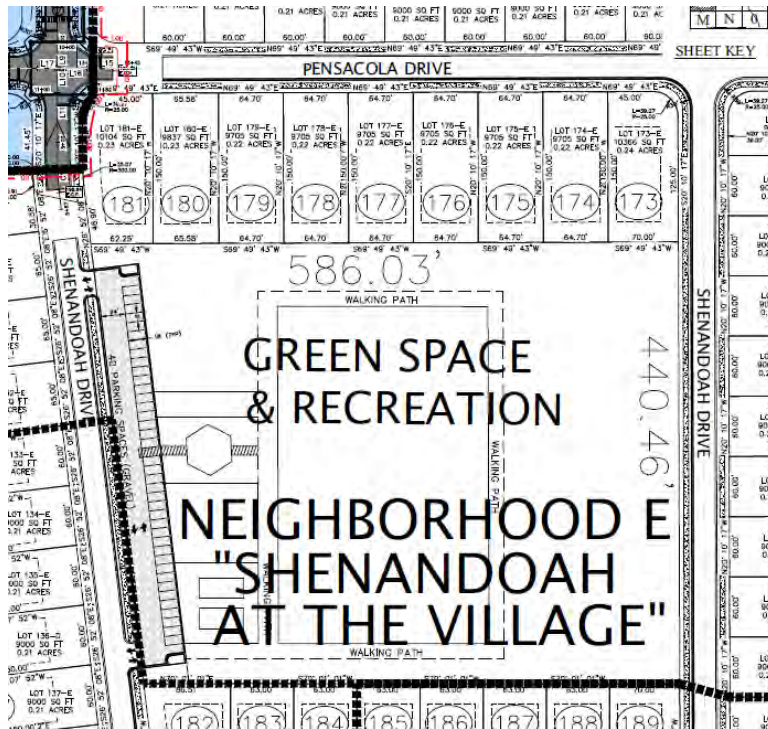


Figure 4 - Green Space and Recreation Area Layout

**Environmental:**

The subject property is within a Zone X area as shown on FEMA FIRM Panel 45085C0281F with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) mapping data indicates that some possible small areas of wetland exist along the property’s western boundary.

**Stormwater Management Plan:**

The stormwater management plan for this subdivision shows 1 stormwater detention pond along the development’s westernmost extent, adjacent to Stamey Livestock Rd. Stormwater from the development will be collected via inlet and piped to the detention facility. The stormwater pond is proposed to be sized at 3,500 cubic yards of capacity.

Ownership of all on-site stormwater management areas are to be conveyed to a Homeowners Association (HOA) with maintenance responsibilities addressed in the development’s restrictive covenants.

Stormwater approval must be granted by the City of Sumter Stormwater Utility prior to issuance of any construction or land disturbance permits. NPDES Coverage certification from SCDHEC must also be granted prior to issuance of any construction or land disturbance permits. Stormwater calculations will also be reviewed as part of the SCDOT encroachment permit.

**Public Safety:**

Fire Protection – There are no major concerns. The applicant should be aware of required hydrant spacing and plan water utilities appropriately.

#### **IV. UTILITIES**

Utility plans are not required for preliminary plat approval; however, the applicant has indicated the following:

Sewer & Water – The subdivision will be served by the City of Sumter.

*Note: Preliminary plat approval does not constitute approval from the city to serve the development with water and sewer. Water and sewer permits to construct must be obtained prior to land disturbance permit approval for this project.*

Electric – Black River Electric Cooperative.

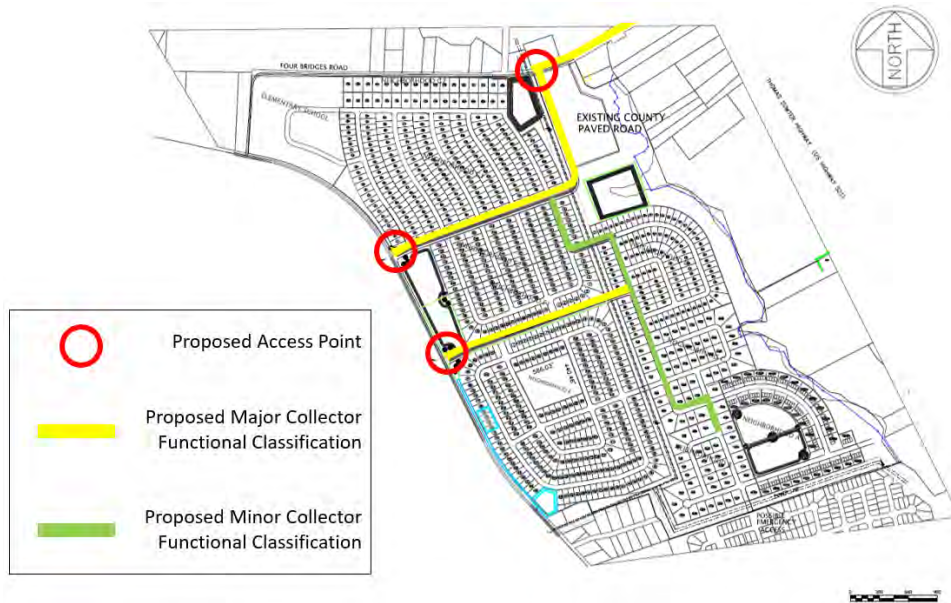
Telephone/Internet - FTC

#### **V. TRANSPORTATION REVIEW**

The proposed subdivision site has frontage on Stamey Livestock Rd, with the parent tract also having frontage on Four Bridges Rd. Both are SCDOT owned and maintained roadways in the locations where the development proposes to establish access. Stamey Livestock Rd. is a 2-lane minor arterial road at the property. Four Bridges Rd. is a two-lane local access road at the property. The latest available traffic count data collected from Count Station# 43-0449 indicates that there are 4,000 annual average daily trips (AADT) on Stamey Livestock Rd. near the property. There are no counts available for Four Bridges Rd.

Submitted plans show that one full access to the Shenandoah subdivision is proposed onto Stamey Livestock Rd., via the proposed Village Dr. The subdivision also includes a proposed temporary emergency vehicle access utilizing lot 16. These improvements must be reviewed and approved by SCDOT. A staff recommended condition of approval is that prior to final plat approval for any lots in Phase 4 and/or 5, the Main Entrance Road B as indicated on the GDP be installed to provide secondary access to the subdivision. Further, the secondary emergency access may only be removed after construction of Main Entrance Road B and connection via Silvercharm Dr.

The scope and scale of the proposed development requires functional classification of certain streets as major and minor collector facilities, as noted on the diagram below. Each of the proposed neighborhoods is accessed by either a major or minor collector street, while all other streets in the development are expected to function as local access roadways. For the Shenandoah subdivision, this means that Village Drive will be a major collector and the remaining streets in the subdivision will be local access streets.



The threshold requirements for the submission of a Traffic Impact Study (TIS) vary by use type. A TIS was submitted and evaluated with the GDP approval in 2023. All mitigation identified in the TIS and required either by SCDOT policy or based on the standards set forth in *Article 7.d.10* of the Ordinance must be completed as determined in the TIS and/or each neighborhood’s major subdivision approval.

## VI. TECHNICAL REVIEW

The Sumter Technical Review Committee (TRC) members have reviewed the submitted plans electronically. The technical review items identified in *Exhibit 2* must be addressed:

## VII. STAFF RECOMMENDATION

Staff recommends approval of this request, subject to the “Conditions of Approval” attached to the staff report as *Exhibit 1* and based on successful completion of the “Outstanding Technical Review Items” attached to the staff report as *Exhibit 2*.

## VIII. DRAFT MOTIONS

- 1) I move that the Planning Commission **approve** SD-25-04 as proposed via the preliminary plan submission titled, “*The Village Subdivision, Shenandoah Phase E1*”, prepared by Michael E. Weatherly, P.E. Consulting Environmental and Civil Engineer, last revised November 6, 2025, subject to the approval conditions outlined in *Exhibit 1* and successful completion of the Outstanding Technical Review Items outlined in *Exhibit 2*.
- 2) I move that the Planning Commission **deny** SD-25-04.
- 3) I move an alternate motion.

## IX. PLANNING COMMISSION – NOVEMBER 19, 2025

**Exhibit 1:**  
**SD-25-04, 1991 Stamey Livestock Rd. – Shenandoah at The Village Subdivision**  
**(City)**  
**Proposed Conditions of Approval**

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1. The subdivision shall be developed in substantial conformance with the preliminary plans titled, “*The Village Subdivision, Shenandoah Phase E1*”, prepared by Michael E. Weatherly, P.E. Consulting Environmental and Civil Engineer, last revised November 6, 2025.

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

2. Prior to issuance of land disturbance permit(s), the following items must be addressed:
  - a. One copy of full civil engineered development plans for the subdivision, showing the latest revision date, with all outstanding technical review issues resolved, must be submitted to the Sumter City-County Planning Department.
  - b. Stormwater permit approval and NPDES Coverage Letter from the City Stormwater Utility must be obtained and forwarded to the Sumter City-County Planning Department.
  - c. Water/Sewer SCDES Permits to Construct must be issued and copies forwarded to the Sumter Planning Department for all lots within the affected section of development.
3. Final plat approval is contingent upon the following:

Road Infrastructure:

- a. Installation and acceptance of roadway by the City of Sumter for each section of development (in its entirety) is required prior to final plat approval for any new lots in each section, respectively.
- b. Prior to final plat approval for any portion of Phase 4 and/or 5, and prior to removal of the proposed secondary emergency access drive, Main Entrance Road B as shown on the GDP must be installed to provide secondary access to the subdivision via Silvercharm Dr.
- c. Copy of approved SCDOT Encroachment Permit must be forwarded to the Sumter Planning Department.

Water/Sewer Utility Infrastructure:

- d. Acceptance of water/sewer infrastructure by the City of Sumter for each section of development (in its entirety) is also required prior to final plat approval for any new lots in each section, respectively.

Stormwater Detention Area Ownership & Maintenance:

- e. Final executed Conditions, Covenants and Restrictions (CCR) documentation detailing stormwater pond maintenance responsibilities and ownership shall be provided to the Planning Department prior to issuance of the 1<sup>st</sup> Certificate of Occupancy.

- f. Ownership of all stormwater management ponds shall be conveyed to the Homeowners Association prior to final plat approval for the 100th lot in the development.
- g. Recorded easements for any proposed off-site construction to be provided by the applicant prior to final plat approval for each phase of the development, if applicable.

Landscaping

- h. *Stormwater Pond Buffer* – All required stormwater pond buffering must be complete and pass zoning inspection prior to final plat approval for any lot in the subdivision.
  - i. *Street Buffer* – All required street buffer landscaping along Stamey Livestock Rd. must be complete and pass zoning inspection prior to final plat approval for any lot in the subdivision.
4. Prior to issuance of building permit(s), the following must be received by the Planning Department:
- a. Water/Sewer SCDES Permits to Operate for all lots within the affected section of development.
  - b. Community mailbox clusters (minimum of 15 ft, back from edge of pavement) must be installed with sites graded and sodded prior to building permit approval for any lot served by that mailbox cluster.
5. Prior to issuance of Certificate of Occupancy (C.O) for any individual lot, the following must be completed:
- a. One canopy tree, 2 inches in caliper and 7 feet in height at time of planting, in the front yard of every lot must be installed.
  - b. All individual residential lot front and side yards must be sodded.
5. Timeline for Sidewalk Installation:
- a. Sidewalks shall be installed at time of construction for each unit. Final Certificate of Occupancy shall not be granted on any lot where a sidewalk is required but has not been installed.
  - b. All sidewalks on common area property must be installed prior to final plat approval for any subsequent phase.

**Exhibit 2:**  
**SD-25-04, 1991 Stamey Livestock Rd. – Shenandoah at The Village Subdivision**  
**(City)**  
**Outstanding Technical Review Items**

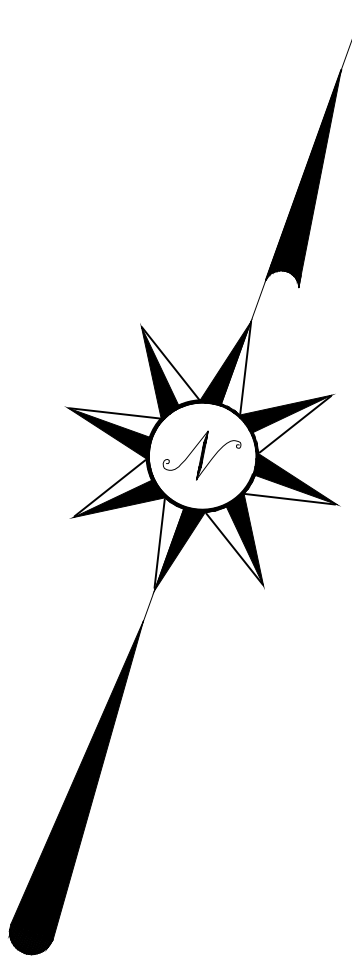
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The following technical review issues must be resolved as a condition of approval and prior to approval of any land disturbance activity on the property.

1. Submission of stormwater pond details, including total facility size for proposed pond.
2. Provide copy of SCDOT encroachment plans detailing all proposed work within Stamey Livestock Rd. right-of-way.

# Exhibit 3

# F



## PHASE E1

## PHASE - E3

## PHASE E3

# GREEN SPACE & RECREATION NEIGHBORHOOD E "SHENANDOAH AT THE VILLAGE"

## PHASE E4

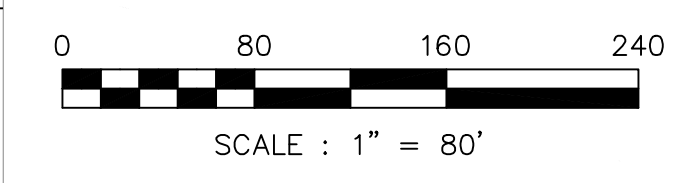
## PHASE E2

## PHASE E5

|   |   |   |
|---|---|---|
| A | B | C |
| D | E | F |
| G | H | I |
| J | K | L |
| M | N | O |

SHEET KEY

- LEGEND**
- PROPOSED ROADS
  - PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
  - FUTURE ROADS
  - NEIGHBORHOOD F - TRIPLECROWN AT THE VILLAGE PHASE 1-F1: (24 LOTS: 1-13, 24-33 & 139)
  - NEIGHBORHOOD E - SHENANDOAH AT THE VILLAGE PHASE 1-E1: (31 LOTS: 1-17 & 115-128)
  - CONSTRUCTION PHASE LINE
  - LIMITS OF DISTURBANCE



APPROVED

REVISION

DATE

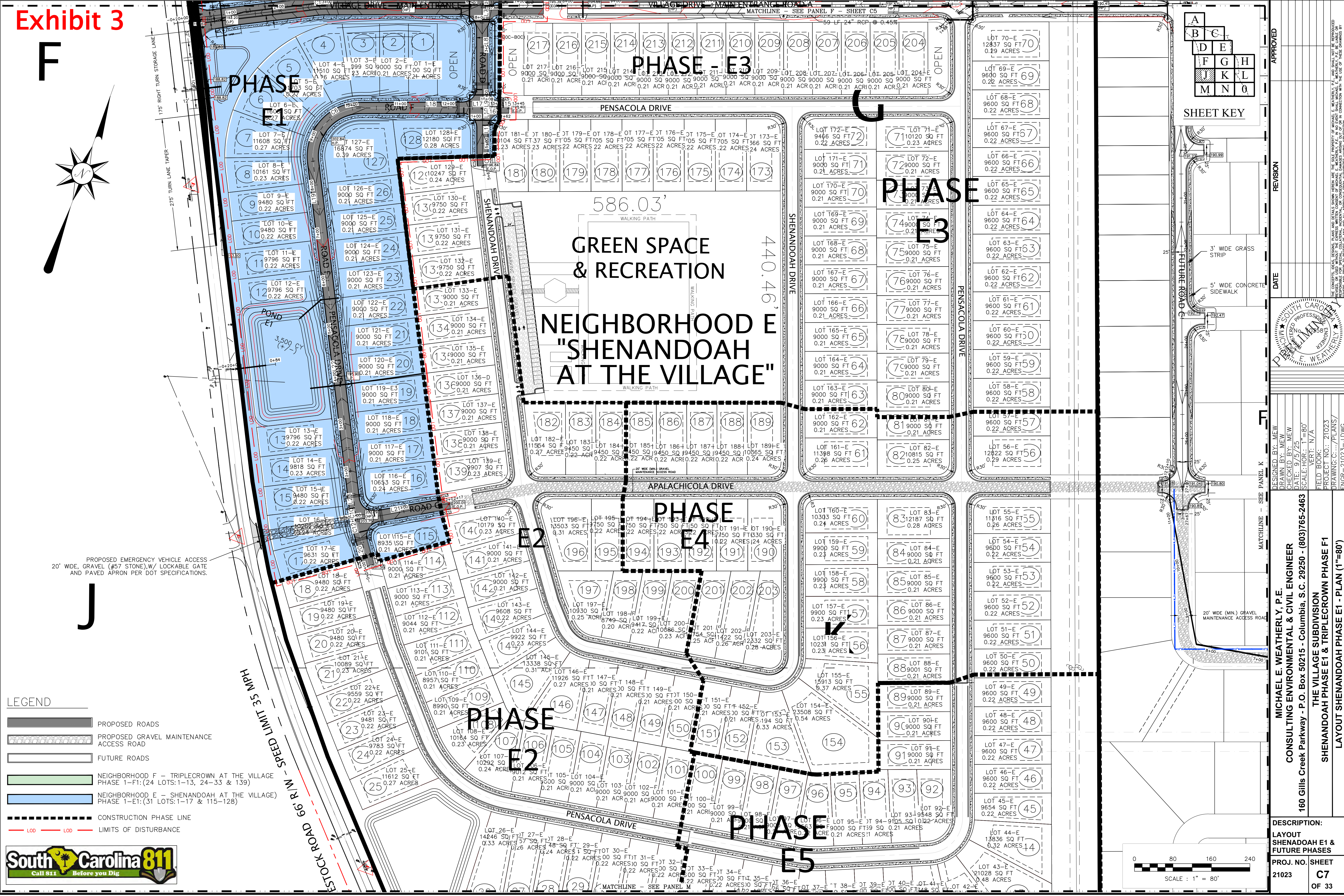
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DRAWN BY: MEW  
CHECKED BY: MEW  
DATE: 9/5/25  
SCALE: HOR: 1"=80'  
VERT: N/A

FIELD BOOK: 21023  
PROJECT NO.: PLANS/ENGR-21023-1DWG

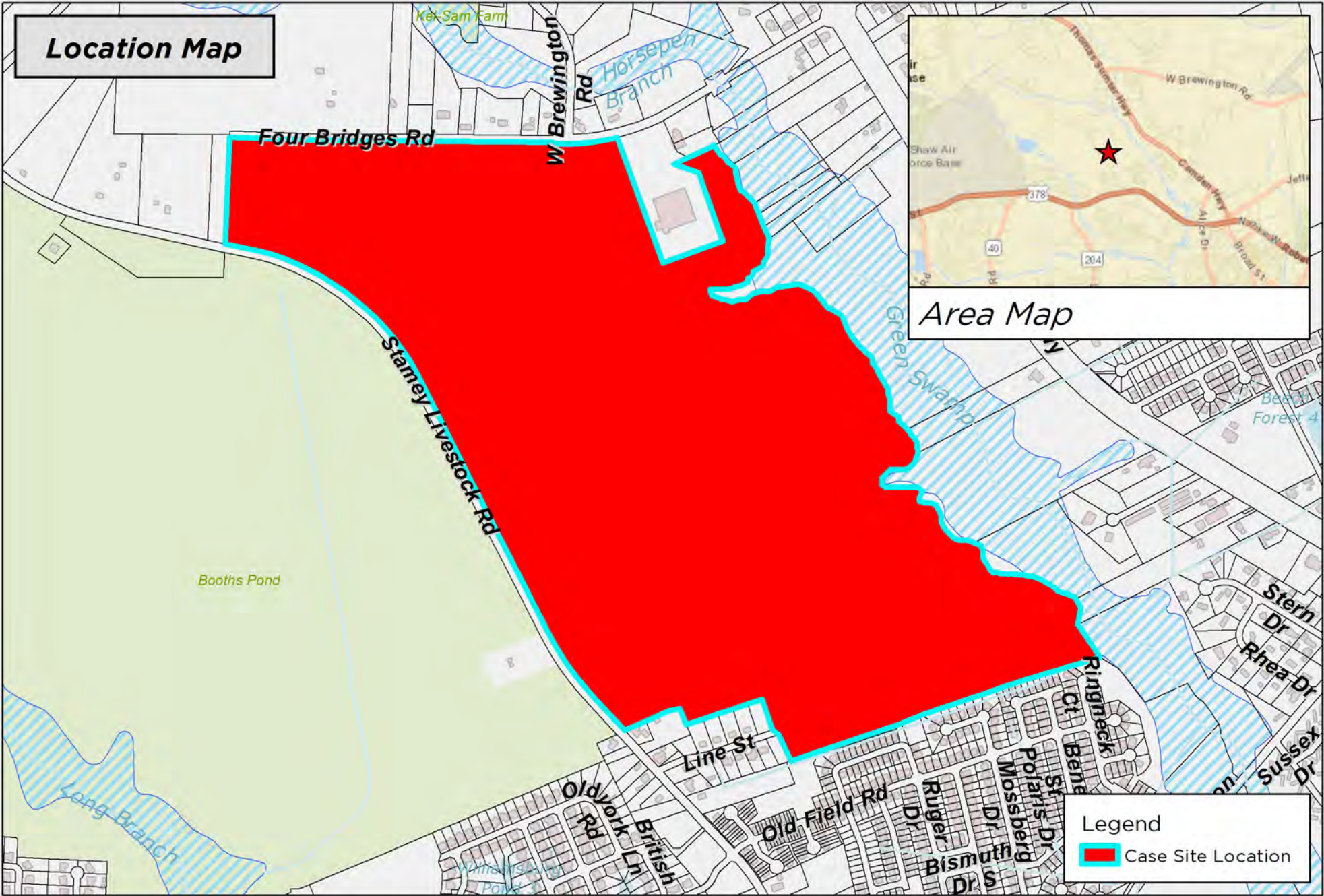
MICHAEL E. WEATHERLY, P.E.  
CONSULTING ENVIRONMENTAL & CIVIL ENGINEER  
160 Gills Creek Parkway - P.O. Box 50215 - Columbia, S.C. 29250 - (803)765-2463

THE VILLAGE SUBDIVISION  
SHENANDOAH PHASE E1 & TRIPLECROWN PHASE F1  
LAYOUT SHENANDOAH PHASE E1 - PLAN (1"=80')

DESCRIPTION:  
LAYOUT SHENANDOAH E1 & FUTURE PHASES  
PROJ. NO. SHEET  
21023 C7  
OF 33




# Location Map



# Area Map

**Legend**  
 Case Site Location

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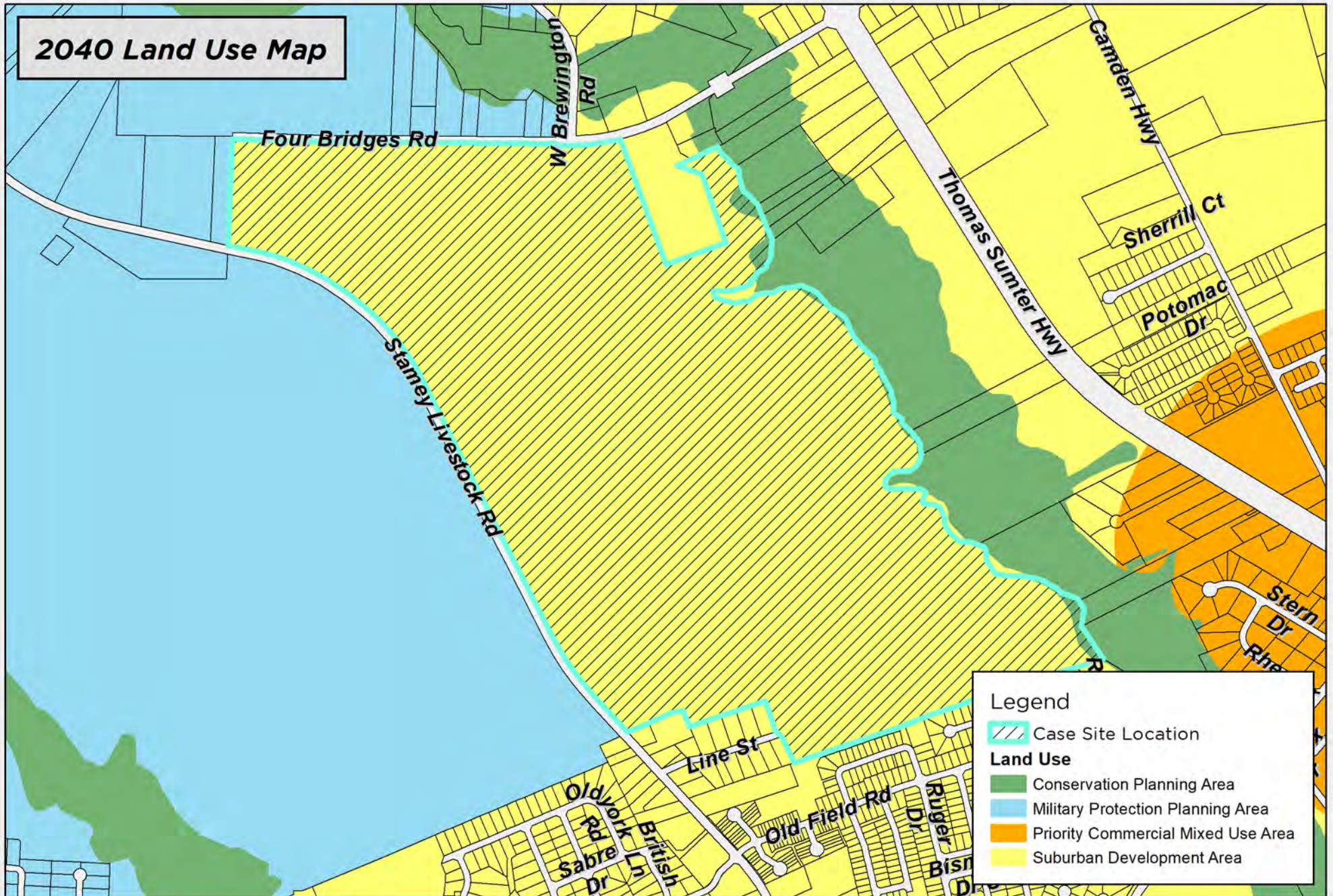


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User Name: crobbins  
Document Name: SD-25-04



SD-25-04  
1991 Stamey Livestock Rd, Sumter, SC 29153  
Tax Map # 187-00-02-009


# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Military Protection Planning Area
-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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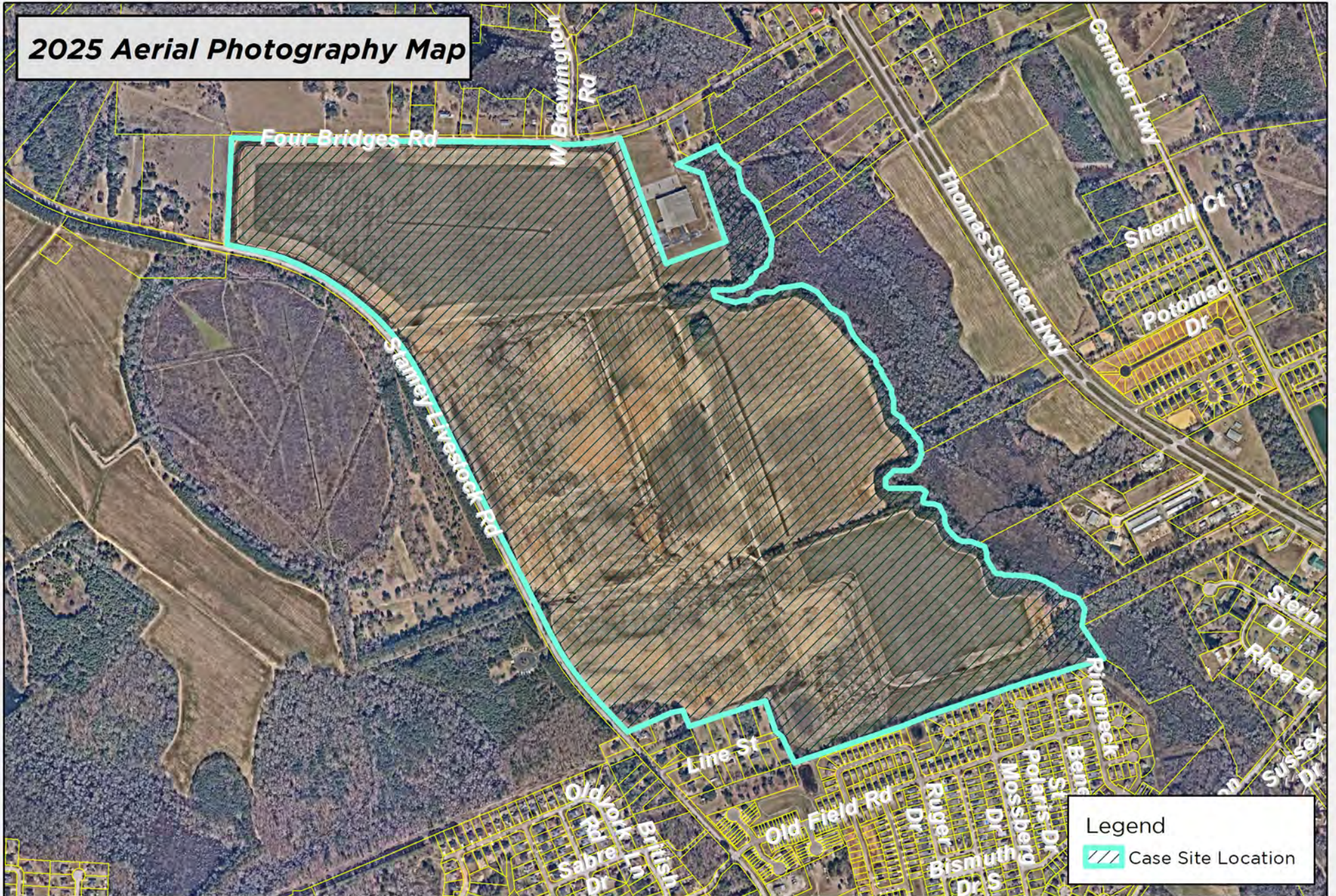


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 1991 Stamey Livestock Rd, Sumter, SC 29153  
 Tax Map # 187-00-02-009

# 2025 Aerial Photography Map



**Legend**

 Case Site Location

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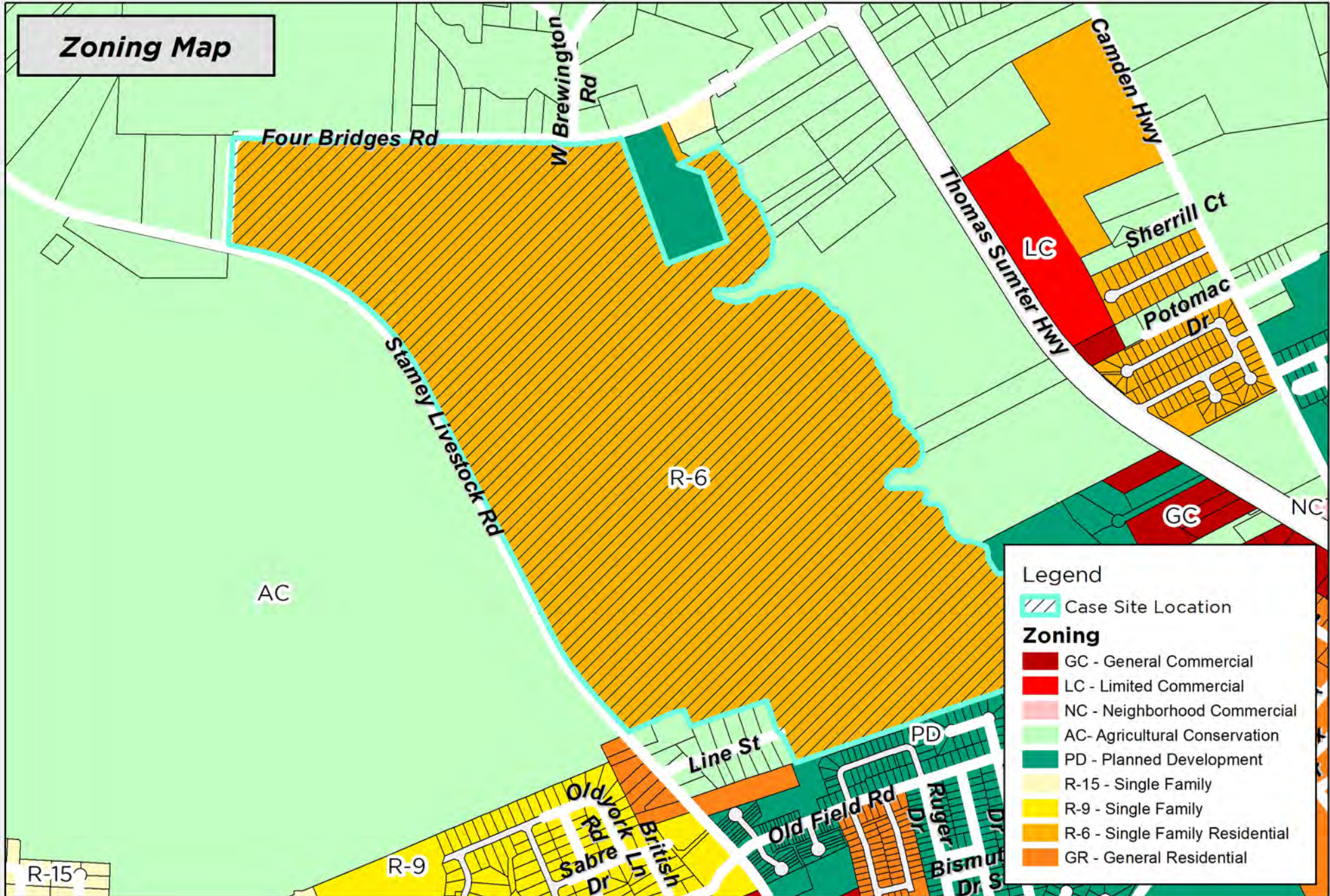


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SD-25-04  
 1991 Stamey Livestock Rd, Sumter, SC 29153  
 Tax Map # 187-00-02-009

# Zoning Map



**Legend**

- Case Site Location
- Zoning**
- GC - General Commercial
- LC - Limited Commercial
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential

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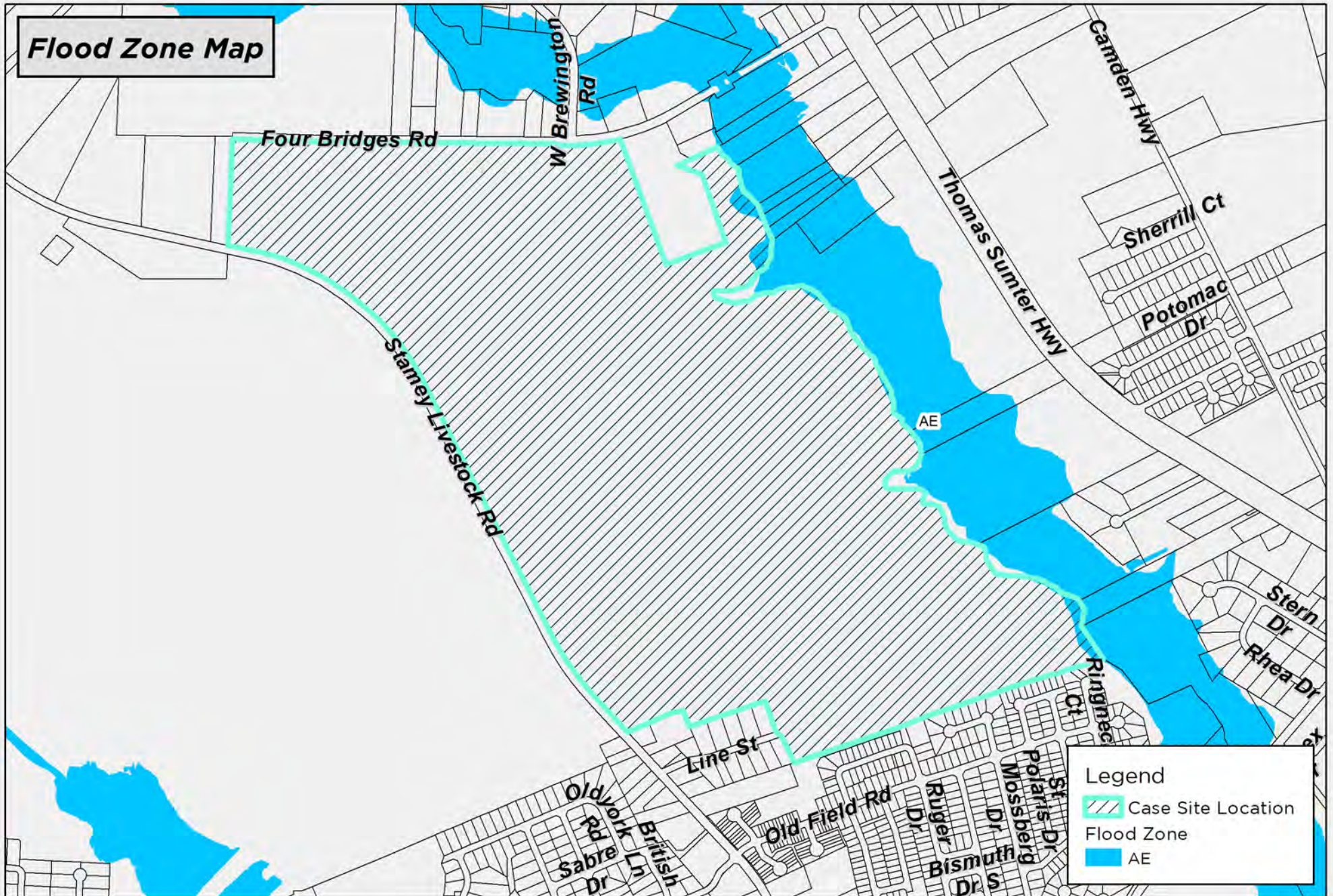


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



SD-25-04  
 1991 Stamey Livestock Rd, Sumter, SC 29153  
 Tax Map # 187-00-02-009


# Flood Zone Map



**Legend**

-  Case Site Location
-  Flood Zone AE

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